



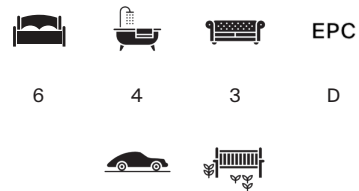
WARRINGTON CRESCENT

Little Venice, W9



A MAGNIFICENT PROPERTY

A unique opportunity to purchase this six bedroom, period freehold family house, set over five floors, measuring 5280 sq ft /490 sq m, which has been in the same family ownership for over 27 years.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Formosa Gardens Rent Charge: £1,600 per annum

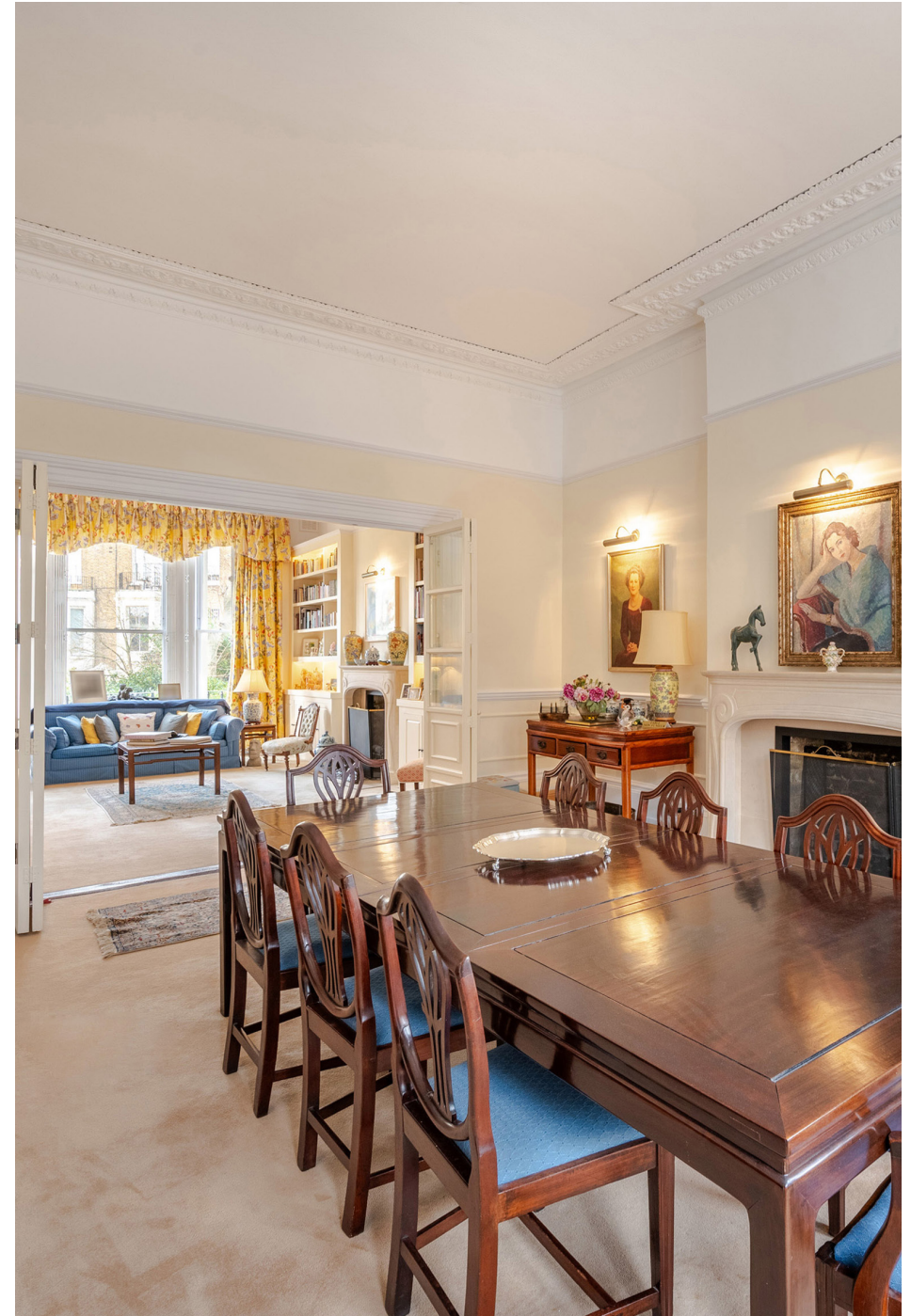
Guide Price: £6,750,000



This magnificent property, which has been recently decorated throughout, is presented in very good condition, still retaining many of its original period features, including ornate cornicing and a sweeping staircase. Benefiting from underground parking by separate negotiation.

On the lower ground floor there is a 45 ft kitchen/family room with 8.8 ft height ceilings, leading on to a lovely 29ft West facing private garden, which further leads directly to the beautifully maintained, communal Formosa Gardens, which dates back to the 1860s and is an oasis of calm for the residents. There is also a TV room/study, a cloakroom, a utility room and a recently tanked cellar.

On the raised ground floor there is a 45 ft double reception room, with 11.7 ft height ceilings, floor to ceiling bay windows overlooking the gardens, allowing an abundance of natural light. There is also a study overlooking the gardens with steps down to the private garden.









On the first floor there is a Principal Bedroom with an ensuite bathroom which is set at the rear of the property, overlooking the gardens and a second bedroom with an ensuite bathroom.

On the second floor there are 2 further bedrooms and 2 further bathrooms. On the third floor there are 2 further bedrooms and eaves storage, as well a sky light which allows an abundance of natural light throughout the house.







LOCATION

The Rembrandt Gardens in Little Venice, which overlook The Regent's Canal, are within 0.4 miles and The Paddington Recreation Ground, which is spread over 27 acres, offering many facilities including a gym, outdoor tennis courts, a cricket pitch and a 400m running track, is within 0.5 miles of Warrington Crescent.

The property is located on Warrington Crescent, which is one of the prettiest and most sought after tree lined streets in Little Venice.

Nearby, there are also numerous local shops, restaurants and cafés on Clifton Road and Formosa Street.

The property is close to very good transport links. The nearest Underground Station is Warwick Avenue, (Bakerloo Line) which is within 0.2 miles of the property and there are a number of easily accessible bus routes. Nearby Paddington Station provides access to the Elizabeth Line, as well as National Rail and Heathrow Express connections. The property enjoys easy road access to the A40.

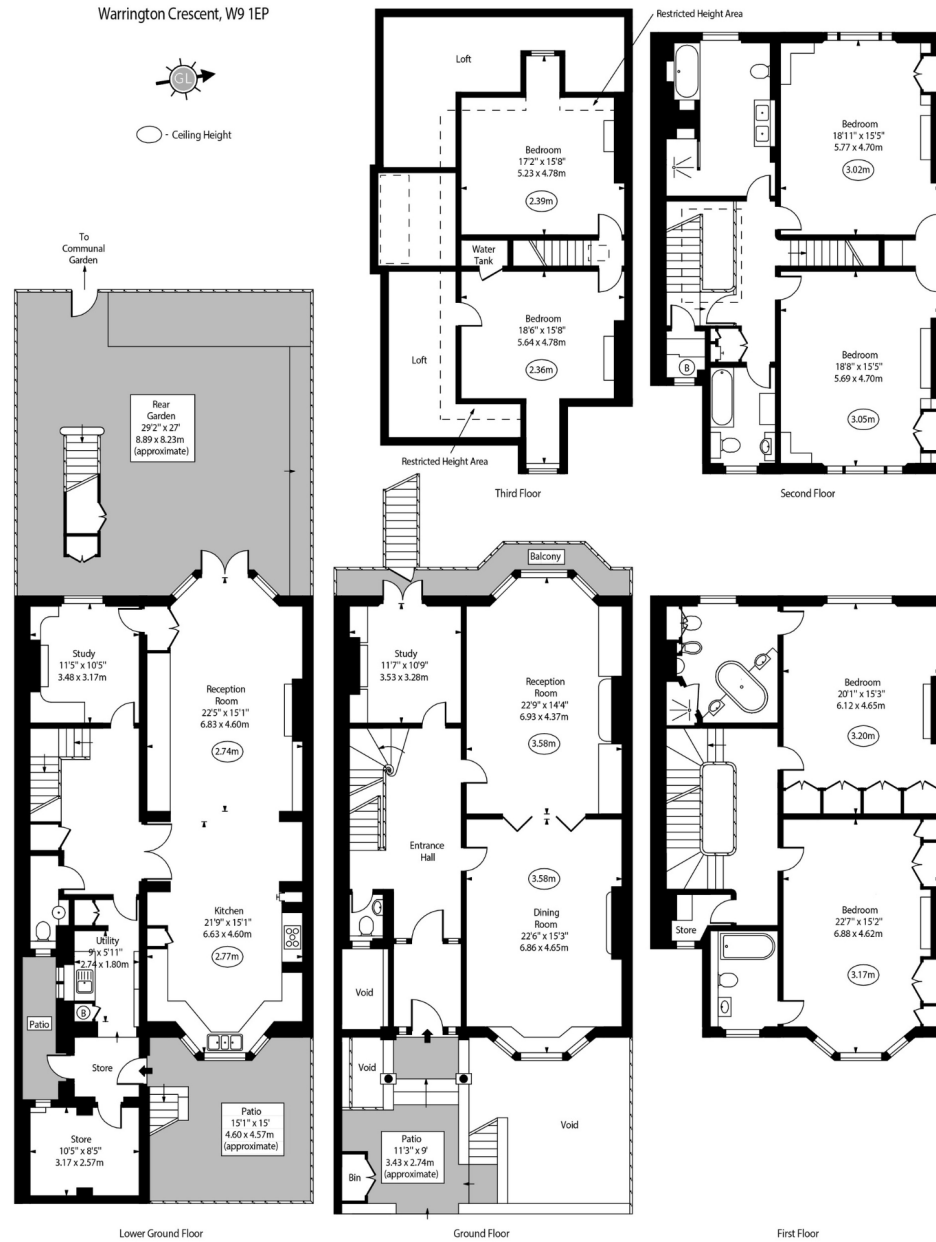




Warrington Crescent, W9 1EP



○ Ceiling Height



Approximate Gross Internal Area = 490 sq m / 5,280 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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